

Addendum #1

Town of Scituate, MA

Request for Proposals for Lease of Property to Operate Restaurant and Bar Concession at Widow's Walk Golf Course

Issued: February 23, 2022

Answers to Questions Received as of 12:00 PM, February 23, 2022

Q1. Do the golf course members have a minimum monthly spend at the restaurant?

A1. No, there is not a minimum monthly spend for members.

Q2. Would the general public be barred from coming into the clubhouse at any time?

A2. The general public would not be barred from entry unless it was due to a public health emergency as was recently experienced during the pandemic and such restriction would be in accordance with state and local guidelines.

Q3. During colder months, would heaters be able to be used on the patio?

A3. Barring an objection from the Scituate Fire Department, the use of heaters on the patio would be acceptable during the colder months.

Q4. If at any time breakfast/lunch or dinner is costing the lessee money to operate, do they have the ability to close these times or days?

A4. It is expected that the restaurant be open the days and times as shown in the sample lease agreement Section 9.1. However, Section 9.2 of the sample lease agreement does allow for changes to the minimum hours upon mutual consent of the lessee and the lessor.

Q5. What happens after the fifth year of the contract?

A5. The lease to operate the restaurant and bar concession at Widow's Walk Golf Course would be advertised again after the fifth year. Please note the comparative evaluation criteria of the current RFP includes sections for Direct Experience and General Impression of Proposal that would reflect positively or negatively on the incumbent lessee.